

**Village of Forest Park**  
**Memorandum**

**TO:** Planning and Zoning Commission

**FROM:** Steve Glinke, Director

**SUBJECT:** **PCZ 2024-02** 7457 Washington Street  
Petitioner: George Rosca DBA RG Green Builder

**DATE OF REPORT:** 9 January 2024  
**DATE OF PZC MEETING:** 16 January 2024

**PROJECT OVERVIEW:** The petitioner is seeking site plan approval and variations to construct 4, 3-story townhomes at 7457 Washington Street.

**GENERAL PROPERTY INFORMATION**

**Applicant's Name:** George Rosca  
**Common Property Address:** 7457 Washington Street  
**Common Location:** On the north side of Washington Street in between Circle Ave. to the east, and Des Plaines Ave to the west.

**Neighboring Property Land Use(s):**

North	R-2	Medium Density Residential
South	R-2	Medium Density Residential
West	R-2	Medium Density Residential
East	R-2	Medium Density Residential

**Comprehensive Plan Designation:** Multi-family Residential  
**Existing Use of Property:** Vacant  
**Proposed Use of Property:** 4, 3-story townhomes  
**Existing Property Zoning:** R-2 Medium Density Residential  
**Property Size:** 10,032 sf

**Bulk Area Regulations:**

Regulation	Requirement	Proposed
Front yard setback	15'	15'
Rear yard setback	25' or 20% of lot depth	44'
Side setback (east)	5'7"	16' 4"
Side setback (west)	5'7"	8' for three of the units; 4' 3" for one unit



Regulation	Requirement	Proposed
Lot Coverage (with residential)	Max: 45%	40%
Lot area/unit	2,000 sf/unit	2,508
Building height	2.5 stories and 35'	3 stories (33')
Off-street parking	8	9

#### PROJECT DOCUMENTS:

The following documents, submitted by the petitioner, are attached to this report.

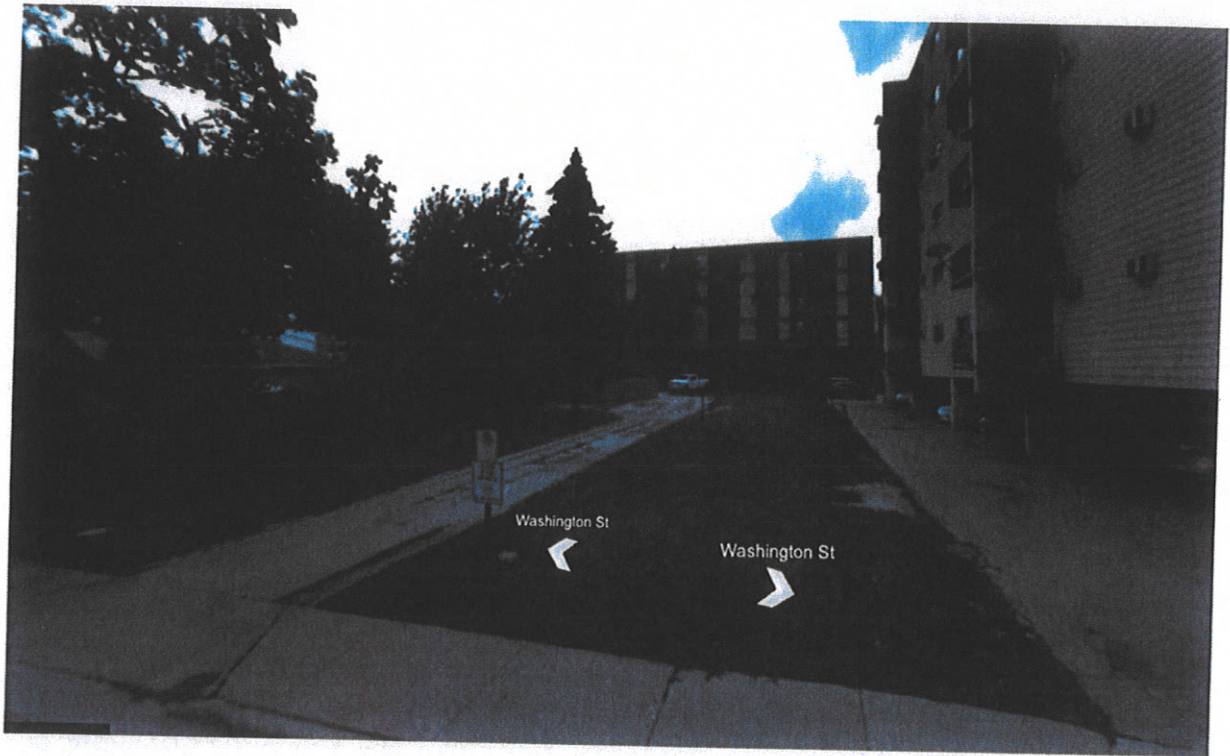
1. 7457 Washington 122923 Application (41 pages, signed 12/3/23)
  - a. Site Plans
  - b. Application
  - c. Existing land use

#### PROJECT DESCRIPTION:

This site is zoned R-2/Medium Density Residential as are the majority of properties north of Madison, south of Franklin, from Harlem to Lathrop. The area contains many nonconforming residential properties with the height, scale, and massing of buildings varying greatly. The proposed project requires site plan approval and includes two requests for variations from the standards.







#### **STAFF REVIEW:**

Townhomes are a permitted use in the R-2 District and, along with two-flats, are the densest types of permitted housing. In practice, the surrounding area has not developed in accordance with the current zoning ordinance and multi-story, multi-family buildings are prevalent. The requested variations are for a side yard setback and one aspect of the height requirement. The applicant originally also requested a front yard setback variation but staff, in their review, determined a variation was not necessary per 9-3B-3.C.1.a which allows new development to take the average of the front yards of neighboring buildings into consideration. The lot is atypical in that it narrows towards the rear. In general, the side yard setback requirement for this property is 5'7". Three of the units exceed the requirement with 8' setbacks; the unit furthest back has a side yard setback of 4'3". Height in the R-2 District is regulated in two ways: number of feet (35') and number of stories (2.5). The proposed development meets the height in feet requirement but, at three stories, currently exceeds the maximum height by stories. Staff believes this is yet another example of conflicting or outdated ordinance requirements given that it is difficult to conceive reasonable residential projects that could be constructed using both standards together.

Below are the standards for review for the site plan and variations along with proposed conditions of approval. Townhome developments typically have a homeowners' association; the applicant should provide additional information on how the property will be maintained (e.g., trash collection, snow removal, mail delivery, addressing, and maintenance of landscaping and other features). The applicant should provide a draft declaration of covenants, conditions and restrictions governing the town home association for review.



## **STANDARDS FOR SITE PLAN APPROVAL:**

In reviewing and determining whether to approve or disapprove a site plan, the Planning and Zoning Commission and Village Council shall consider the criteria established in Chapter 7, Site Plans, of the Village of Forest Park Zoning Code. The criteria and staff's evaluation of the applications compliance with those criteria are as follows:

**A. The application shall comply with the provisions of this chapter and other ordinances of the village.**

The application and submitted materials comply with the requirements.

**B. The plan shall be in reasonable conformity with the Comprehensive Plan.**

The Comprehensive Plan designates this parcel as multi-family residential.

**C. Reasonable provision shall be made to ensure that development will be served by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers or septic and schools.**

The site is well-served by essential facilities and services as it is an infill development on a currently-vacant lot.

**D. Any building or structure shall be reasonably accessible to fire, police, emergency and service vehicles. When deemed necessary for access, emergency vehicle easements shall be provided. The access for fire, police and emergency vehicles shall be unobstructed at all times.**

The site has direct access to the street and a fire hydrant exists near the southwest corner of the property.

**E. Adequate provision shall be made to ensure the compatibility of the proposed development, including mass, scale, site layout and site design with the character of the surrounding property and the neighborhood.**

The mass and scale of the proposed buildings are compatible with surrounding properties where many are much taller than three stories. The addition of green space and landscaping further enhance the character of the area.

**F. Open space provided is configured to make that open space usable, functional, and appropriate to the development proposed.**

Open space includes both private areas and shared areas and is appropriate for this type of development.



**G. Streets and sidewalks shall, insofar as reasonably practicable, provide access and good traffic circulation to and from adjacent lands, existing streets and sidewalks.**

The existing sidewalk network is intact and should remain so through and after construction. The proposed project closes an existing curb cut and proposes a new one. The shared driveway includes a guest parking spot that could also be used as a turnaround spot.

**H. Provision shall be made to ensure that adequate access roads or entrance or exit drives will be provided and will be designed and improved so as to prevent traffic hazards or problems and to minimize traffic congestion in public streets.**

See above comments.

**I. Adequate provision shall be made to ensure that the vehicular circulation elements of the proposed development will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.**

See above comments.

**J. Adequate water mains and fire hydrants shall be provided in accessible places in accordance with good firefighting and fire prevention practice.**

Existing facilities will remain. The proposed driveway is 16' in width.

**K. Adequate provision shall be made for the collection and disposition of all on and off-site storm water and natural water, including, but not limited to, on site drainage retention facilities.**

The project complies with required retention.

**L. Adequate provision shall be made for the collection and disposition of sanitary sewage.**

Same as above.

**M. Adequate provision shall be made to avoid an increase in hazard to adjacent property from flood, increased runoff or water damage.**

Same as above.

**N. Adequate provision shall be made to clean, control and otherwise alleviate contamination or environmental hazards on land when the site is in an area found by the director of public health and safety to be contaminated by a toxic substance or otherwise to contain environmental hazards which are detrimental to the public health, safety and welfare.**

If the site is found to be contaminated, adequate provisions will be made to address it.



**O. Adequate provision shall be made to avoid glare of vehicular and stationary lights that would affect the established character of the neighborhood, and to the extent such lights will be visible across from any property line, the performance standards for illumination shall be met.**

This project will not produce unusual glare on adjoining property from vehicles or stationary lighting fixtures used on the site.

**P. Adequate provision shall be made to ensure that the location, lighting and type of signs and the relationship of signs to traffic control is appropriate for the site and will not have an adverse effect on any adjacent properties.**

No signage is proposed.

### **STANDARDS FOR VARIATIONS:**

**1. General Standard:** *No variation shall be granted pursuant to this section unless the applicant shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this subsection.*

The practical difficulty of developing this site are the unusual lot shape and the conflicts between the two ways height is measured.

**2. Unique Physical Condition:** *The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.*

Near the intersection of Des Plaines and Washington, there are several irregular lots and development has proceeded creating many nonconformities. This lot has remained vacant for some time. The use is permitted but two small, limited variations are requested.

**3. Not Self-Created:** *The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title, for which no compensation was paid.*

The lot has been platted for many decades and has not been created, worsened, or changed in any matter by the applicant. The property has sat vacant for many years which can be viewed as a result of its irregular shape.

**4. Denied Substantial Rights:** *The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.*



The requested variations will result in a project that maintains compatibility with the surrounding neighborhood; the application of and ambiguity of some requirements in the R-2 should not be given more weight than the overall use and form.

**5. Special Privilege:** *The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the granting of an authorized variation.*

There is no special privilege being granted; in fact, the practical difficulty is the zoning ordinance itself in its ambiguity towards townhome developments. Under the current ordinance, it is logical that variations may need to be requested under these circumstances.

**6. Title And Plan Purposes:** *The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the official comprehensive plan.*

The proposed development is compatible in terms of size, scale, massing, and height. It helps achieve goals in the comprehensive plan of housing diversity and infill development.

**7. Essential Character of Area:** *The variation would not result in a use or development on the subject property that:*

- a. *Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity; or*
- b. *Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or*
- c. *Would substantially increase congestion in the public streets due to traffic or parking; or*
- d. *Would unduly increase the danger of flood or fire; or*
- e. *Would unduly tax public utilities and facilities in the area; or*
- f. *Would endanger the public health or safety.*

The requested variation would not adversely impact the character of the surrounding neighborhood. Submitted plans depict a project that improves pedestrian conditions, reduces traffic congestion, makes use of existing facilities, and increases open space compared to the existing use.

**8. No Other Remedy:** *There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.*

Strict compliance with the side yard setback for a portion of an irregular lot and a conflicting height requirement would be an undue burden on the project which otherwise meets or exceeds district requirements.



Should the Planning and Zoning Commission wish to recommend approval of the site plan, a sample motion is provided:

***Based on the submitted petition and testimony provided, I move that the Planning and Zoning Commission recommend to the Village Council approval of the site plan associated with PZC2024-02 subject to the following conditions:***

- 1. The site shall be constructed in substantial compliance with the "Project Documents" identified in this report and available in the Department of Public Health and Safety.***
- 2. All construction shall comply with the Building Code of the Village of Forest Park, with final plans subject to review and approval by the Village Engineer and Director of Public Health and Safety.***
- 3. No building permits and no Certificate of Occupancy for the Subject Property shall be issued by the Department of Public Health and Safety to the Owner unless all debts owed to the Village of Forest Park by the Owner have been paid in full prior to the issuance of such permits or certificate.***
- 4. The final covenants, conditions, and restrictions governing the development are subject to review and approval by the Village Attorney and Director of Public Health and Safety.***
- 5. The covenants, conditions, and restrictions governing the development and Plat of Survey shall be recorded at or before issuance of a Certificate of Occupancy.***
- 6. Unit address numbering is subject to approval by the Director of Public Health and Safety.***
- 7. The existing curb cut shall be closed and the sidewalk repaired/reinstated at applicant's expense.***
- 8. The final landscaping plan and driveway material are subject to review and approval by the Director of Public Health and Safety.***
- 9. The applicant shall provide additional information on mailbox locations and type and delivery management.***
- 10. Any violation of the above conditions will result in a violation of the Municipal code of the Village of Forest Park and the owner may be subject to fines for each day said violation exists.***

***Based on the submitted petition and testimony provided, I move that the Planning and Zoning Commission recommend to the Village Council approval of a side yard variation for the east property line at the point where the lot narrows from the required 5'7" to 4'3" acknowledging the remainder of that side yard setback be 8' and I move to recommend approval of an increase in height as measured in stories from 2.5 to 3. The variations are recommended without conditions acknowledging that the conditions placed on the site plan remain in effect.***



October 3, 2023

Village of Forest Park  
517 Des Plaines Avenue  
Forest Park, IL 60130

To Whom It May Concern:

I, Green Development, ~~owner~~ <sup>CONTRACT PURCHASER</sup> of the property located at 7457 Washington Street Forest Park, Illinois 60130 have contracted John Conrad Schiess to act as agent authorized to submit, obtain permits, and conduct additional business activities related to the Department of Buildings and Zoning permit process of said property.

Should there be any questions or concerns, please feel free to contact me at 773-934-1296.

Signature

Ponce



Village of Forest Park  
Variation Application

APPLICATION COVER SHEET continued

List all Sections of Title 9, Zoning Regulations, of the Village Code, from which the proposed variation(s) is requested (use additional sheets if necessary):

- BUILDING HEIGHT - SECTION 9-3B-3.A
- FRONT YARD SETBACK - SECTION 9-3B-3.C.1
- SIDE YARD SETBACK (WEST) - SECTION 9-3B-3.C.2

Character of surrounding area:

	Zoning	Jurisdiction	Existing Land Use
North	R-3	HIGH DENSITY	R-3
South	R-2	MEDIUM DENSITY	R-2
East	R-2	MEDIUM DENSITY	R-2
West	R-2	MEDIUM DENSITY	R-2

For Office Use Only: Filing Fee: \_\_\_\_\_ Paid Date: \_\_\_\_\_  
Public Hearing Date: \_\_\_\_\_



Village of Forest Park  
Variation Application

CONTACT INFORMATION

Applicant Information:

Name: JOHN CONRAD SCHIESS FOR DEVELOPER  
Company: JOHN CONRAD SCHIESS ARCHITECT, LTD.  
Address: 905 HOME AVE  
City, State, Zip Code: FOREST PARK, IL. 60304  
Phone: 708 364-1500 Fax: -  
Email Address: JOHN@JCSARCHITECT.LTD.  
Applicant Relationship to Property (i.e. Owner, Surveyor, Architect, Attorney): ARCHITECT

Owner Information (if different from applicant):

Name: DENNIS J MARANI  
Company: IL PRADO LLC  
Address: 1645 N 75TH AVE  
City, State, Zip Code: ELMWOOD PARK, IL 60707  
Phone: 708-214-4482 Fax: -  
Email Address: MARANILANDSERVICES@GMAIL.COM

Project Staff:

Attorney Name: TBA  
Company: -  
Address: -  
City, State, Zip Code: -  
Phone: - Fax: -  
Email Address: -

Builder Name: TBA  
Company: -  
Address: -  
City, State, Zip Code: -  
Phone: - Fax: -  
Email Address: -



Village of Forest Park  
Variation Application

CONTACT INFORMATION continued

Developer Name: GEORGE ROSCA

Company: GREEN DEVELOPMENT

Address: 6913 W. JARVIS AVE

City, State, Zip Code: NILES, IL, 60114

Phone: 713.934.1296 Fax: —

Email Address: RGREENBUILDER@YAHOO.COM

Engineer Name: BRAD E. HENSLEY, PE.

Company: LANDMARK ENGINEERING, LLC.

Address: 7808 W. 103RD ST.

City, State, Zip Code: PAULS HILLS IL, 60465

Phone: 708.599.3737 Fax: —

Email Address: BHENSLEY@LANDMARK80.COM

Landscape Architect Name: JOHN CONRAD SCHIERS

Company: JOHN CONRAD SCHIERS ARCHITECT, LTD.

Address: 905 HOME AVE.

City, State, Zip Code: EAK PARK, IL. 60004

Phone: 708 366 1500 Fax: —

Email Address: JOHN@JCSARCHITECT.COM



Village of Forest Park  
Variation Application

PETITIONER'S AFFIDAVIT

Petitioner acknowledges understanding of application requirements and certifies that application has been completed correctly.

I, GEORGE ROSCA, hereby certify that on 8 Day of DECEMBER, 2023, I have completely read and understand the submittal requirements for an appearance before the Village of Forest Zoning Board of Appeals, Plan Commission (if applicable), and Village Council, and that all the above statements and statements on any documents or drawings submitted herewith are true to the best of my (our) knowledge and belief.

Location of proposed zoning action: 7457 WASHINGTON ST

Project name: WASHINGTON HOMES DEVELOPMENT

Petitioner's Name: GEORGE ROSCA

Signature: X Rosca



Village of Forest Park  
Variation Application

OWNER'S AFFIDAVIT

I (We) certify that he/she is the owner of legal representative of the subject property and that  
GEORGE ROSCA (Name of petitioner – not the property owner) has been authorized to submit an  
application for the following action: ZONING RELIEF - SOS ZONING ANALYSIS  
Upon the property at: 7457 WASHINGTON ST FOREST PARK, IL 60130 and  
that the proposed work and all related inspections are hereby authorized.

GEORGE ROSCA, GREEN DEVELOPMENT

Name of Petitioner (Applicant)

Rosca

Signature of Applicant and Date

→ DENNIS J. MARANI FOR IL PRADO LLC

Name of Property Owner/Legal Representative

X DENNIS MARANI

Signature of Property Owner/Legal Representative and Date

NOTARY

STATE OF \_\_\_\_\_ )

) ) SS.

COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY  
THAT

GEORGE ROSCA

(NAME OF APPLICANT)

is/are personally known to me, that said person(s) appeared before me this day in person and severally  
acknowledged that he/she/they signed and delivered the forgoing owners authorization above as his/her/  
their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and Notary Seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature of Notary Public



**Village of Forest Park  
Site Plan Approval Application**

- An examination of the impacts of the proposed development on available recreational facilities in the village, as well as any proposed mitigation measures.

**APPLICATION COVER SHEET**

Date Received: \_\_\_\_\_

*A Preapplication Conference with the planning staff is required prior to considering submitting an application for zoning action. The purpose of the Preapplication Conference is to provide the applicant(s) an opportunity to discuss the concept of the proposed subdivision prior to the preparation of detailed plans. The scheduling of a Preapplication Conference does not guarantee approval. Contact the Planning Department at XXX-XXX-XXXX to schedule a Preapplication Conference.*

**Subject Property Information:**

Street Address: 7457 WASHINGTON ST FOREST PARK, IL 60130  
PIN(s): 15-12-420-014-0000  
Current Zoning District (circle): R-1 R-2 R-3 B-1 B-2 DBD I-1 I-2  
Current Land Use: VACANT  
Current Property Size: 9,842.17 SF  
Building size: VACANT  
Parking stalls (total): NONE

**Proposed Development Information**

Proposed Development Name: WASHINGTON HOMES DEVELOPMENT  
Proposed Land Use: MULTI FAMILY DWELLING UNITS  
Proposed Building Size: 3,673 Square Feet 0.084 Acres  
Number of building units: 4  
Parking stalls (total): 9  
Proposed Zoning (circle): **(NOTE: If proposed zoning is different than existing zoning, additional approvals are required. Please see Planning staff.)**  
R-1 R-2 R-3 B-1 B-2 DBD I-1 I-2



Village of Forest Park  
Site Plan Approval Application

APPLICATION COVER SHEET continued

Brief Description of the Site Plan proposal including zoning requests (use additional sheets if necessary) \_\_\_\_\_

- PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF 4-3 STORY TOWNHOMES WITH PRIVATE DRIVE + 8 PARKING SPACES IN PRIVATE GARAGES + 1 EXTERIOR PARKING SPACE

Character of surrounding area:

	Zoning	Jurisdiction	Existing Land Use
North	R-3	HIGH DENSITY	R-3
South	R-2	MEDIUM DENSITY	R-2
East	R-2	MEDIUM DENSITY	R-2
West	R-2	MEDIUM DENSITY	R-2

For Office Use Only: Filing Fee: \_\_\_\_\_ Paid Date: \_\_\_\_\_  
Public Hearing Date: \_\_\_\_\_



Village of Forest Park  
Site Plan Approval Application  
CONTACT INFORMATION

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Company: JOHN CONRAD SCHUESS ARCHITECT, LTD.  
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Phone: 708 364 . 1500 Fax: —  
Email Address: JOHN@JCSARCHITECT.COM  
Applicant Relationship to Property (i.e. Owner, Surveyor, Architect, Attorney): ARCHITECT

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Company: IL PRADO LLC  
Address: 1645 N 75TH AVE  
City, State, Zip Code: ELMWOOD PARK, IL 60707  
Phone: 708-214-4482 Fax: —  
Email Address: MARANILANDSERVICES@GMAIL.COM

**Project Staff:**

Attorney Name: TBD  
Company: —  
Address: —  
City, State, Zip Code: —  
Phone: — Fax: —  
Email Address: —

Builder Name: TBD  
Company: —  
Address: —  
City, State, Zip Code: —  
Phone: — Fax: —  
Email Address: —



Village of Forest Park  
Site Plan Approval Application  
CONTACT INFORMATION continued

Developer Name: GEORGE ROSCA

Company: GREEN DEVELOPMENT

Address: 6913 W. JARVIS AVE

City, State, Zip Code: HILES, IL. 60714

Phone: 773.934.1296 Fax: —

Email Address: PGREENBUILDER@YAHOO.COM

Engineer Name: BRAD F. HENSLEY P.E.

Company: LANDMARK ENGINEERING, LLC.

Address: 7808 W. 103RD ST

City, State, Zip Code: PAVE HILLS IL. 60465

Phone: 708.599.3737 Fax: —

Email Address: BHENSLEY@LANDMARK80.COM

Landscape Architect Name: JOHN CONRAD SCHLESS

Company: JOHN CONRAD SCHLESS ARCHITECT, LTD.

Address: 905 HOME AVE.

City, State, Zip Code: DAVE PARK IL. 60304

Phone: 708.366.1500 Fax: —

Email Address: JOHN@JCSARCHITECT.COM



Village of Forest Park  
Site Plan Approval Application

PETITIONER'S AFFIDAVIT

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I, GEORGE ROSCA, hereby certify that on 8 Day of DECEMBER, 2023, I have completely read and understand the submittal requirements for an appearance before the Village of Forest Zoning Board of Appeals, Plan Commission (if applicable), and Village Council, and that all the above statements and statements on any documents or drawings submitted herewith are true to the best of my (our) knowledge and belief.

Location of proposed zoning action: 7457 WASHINGTON ST.

Project name: WASHINGTON HOMES DEVELOPMENT

Petitioner's Name: GEORGE ROSCA

Signature: X Rosca



Village of Forest Park  
Site Plan Approval Application

OWNER'S AFFIDAVIT

I (We) certify that he/she is the owner of legal representative of the subject property and that GEORGE ROSCA (Name of petitioner – not the property owner) has been authorized to submit an application for the following action: ZONING PERMIT - SEE ZONING ANALYSIS  
Upon the property at: 7457 WASHINGTON ST FOREST PARK, IL 60130 and that the proposed work and all related inspections are hereby authorized.

GEORGE ROSCA, GREEN DEVELOPMENT

Name of Petitioner (Applicant)

Rosca

Signature of Applicant and Date

→ DENNIS J. MARANI FOR IL PRADO LLC

Name of Property Owner/Legal Representative

X DENNIS MARANI

Signature of Property Owner/Legal Representative and Date

NOTARY

STATE OF \_\_\_\_\_ )

) ) SS.

COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

GEORGE ROSCA  
(NAME OF APPLICANT)

is/are personally known to me, that said person(s) appeared before me this day in person and severally acknowledged that he/she/they signed and delivered the forgoing owners authorization above as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and Notary Seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature of Notary Public

\_\_\_\_\_  
Notary Public



**7457 Washington Street Legal Description**

Lot 3 in Frederick Schwass Resubdivision, being a Resubdivision of part of the North half Block 30 in Subdivision of the Southeast quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, according to the Plat of said Resubdivision recorded August 22, 1905 as Document 3742222 in book 90 of plats page 20 except therefrom Improvements thereon as reserved in warranty deed from E, Schwaas and wife recorded September 4, 1913 as Document 5257852 in Cook County, Illinois.



Village of Forest Park  
Variation Application

APPLICATION COVER SHEET

Date Received: \_\_\_\_\_

A Preapplication Conference with the planning staff is required prior to considering submitting an application for zoning action. The purpose of the Preapplication Conference is to provide the applicant(s) an opportunity to discuss the concept of the proposed subdivision prior to the preparation of detailed plans. The scheduling of a Preapplication Conference does not guarantee approval. Contact the Planning staff at XXX-XXX-XXXX to schedule a Preapplication Conference.

Subject Property Information:

Street Address: 7457 WASHINGTON ST. FOREST PARK, IL 60130  
PIN(s): 15-12-430-014-0000

Current Zoning District (circle): R-1 (R-2) R-3 B-1 B-2 DBD I-1 I-2

Current Land Use: VACANT

Current Property Size: 9,842.17 SF

Building size: VACANT

Parking stalls (total): NONE

Proposed Development Information

Proposed Development Name: WASHINGTON HOMES DEVELOPMENT

Proposed Special Use: MULTI-FAMILY DWELLING UNITS

Proposed Building Size: 3,673 Square Feet 0.084 Acres

Number of building units: 4

Parking stalls (total): 9

Brief Description of Proposed Variation: (use additional sheets if necessary)

SEE ZONING ANALYSIS FOR ZONING RELIEF  
REQUESTED DATED 12.21.2023.



**Narrative**  
**12.29.23**

The property at Washington is a lot of record that measures 57 feet wide by 195 feet deep.

The property is under contract by George Rosca, a principal in Green Development , the Applicant for this petition. At the time of purchase, the property is vacant property. The Applicant has hired John Conrad Schiess Architect, Ltd. to design a 4 unit attached single-family home (Townhome) development on the property. See Site Plan dated 10.3.23 attached to this application.

In order to construct this development under the current R-2 zone district, zoning action requests: an approval for relief from the provision for 2.5 story building height; the front yard setback and the side yard setback. See zoning analysis dated 12.29.23

Therefore, the request of this Application seeks approval for those variances.

Relief sought – relief from the provision for 2.5 story building height to 3 stories

Relief sought – Front yard setback from 20 feet to 15 feet

Relief sought – Side yard setback from 5 feet to 4 feet

The Applicant through their architect and various other consultants will provide testimony and evidence to show that the variances sought should be granted.



## 7457 Washington St ZONING ANALYSIS

Per Village of Forest Park Zoning Ordinance, Article B: R-2 Medium Density Residential District				
			DATE: 12.29.23	LOT AREA: 9,690.45 SF
MULTI-FAMILY DISTRICT	SECTION	R-2	PROPOSED	COMPLY
USE REGULATIONS	9-3B-1	Townhouses or Rowhouses	Townhomes	✓
LOT AREA REQUIREMENTS	9-3B-3			
BUILDING HEIGHT	9-3B-3.A	2.5 Stories max. nor 35'-0 max. height	32 feet + 3 stories	Relief for 2.5 stories
INTENSITY OF USE	9-3B-3.B.3	2,000 SF per unit & no less than 18'-0" in width	2,553 - 2,730 SF per unit & 20'-26' width	✓
LOT DEPTH	9-3B-3.B.4	Lot depth no less than 120'-0"	195.9'	✓
LOT RATIO		Depth to width ratio of the usable area of lot shall be no greater than 3:1	Less than 3:1 ( 3:2.9 )	✓
LOT COVERAGE	9-3B-3.B.5	Maximum lot coverage 45%	40% (3,901 SF)	✓
REQUIRED SETBACKS				
FRONT	9-3B-3.C.1	20'-0" or 15% of the lot or average (40%)	15'-0"	Relief
SIDE (EAST)	9-3B-3.C.2	5'-8 1/16"	12'-0"	✓
SIDE (WEST)	9-3B-3.C.2	5'-8 1/16"	4'-3"	Relief
REAR SETBACK	9-3B-3.C.3	25'-0"	43'-11"	✓





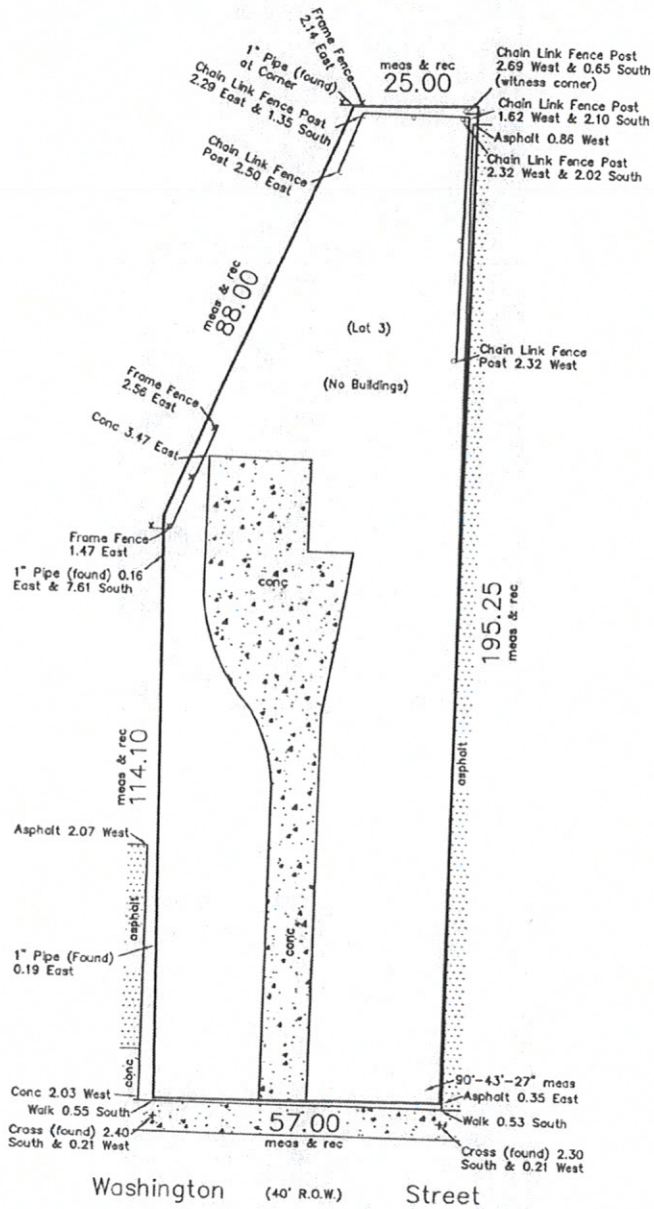
### Land Surveying Services

# Plat of Survey

Lot 3 in Frederick Schwass Resubdivision, being a Resubdivision of part of the North half Block 30 in Subdivision of the Southeast quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, according to the Plat of said Resubdivision recorded August 22, 1905 as Document 37422222 in book 90 of plats page 20 except therefrom Improvements thereon as reserved in warranty deed from E. Schwass and wife recorded September 4, 1913 as Document 5257652 in Cook County, Illinois.

Address: 7457 Washington Street, Forest Park

10407 West Cermak Road  
Westchester, Illinois 60154  
(708) 562-2652  
Fax (708) 562-7314  
email: [kabal-surveying@comcast.net](mailto:kabal-surveying@comcast.net)  
website: [KabalSurveyingCompany.com](http://KabalSurveyingCompany.com)  
Registration No. 184-003061



**LEGEND**

meas = measured, E = East  
rec = record, S = South  
R.O.W. = right-of-way  
conc = concrete, W = West  
pch = porch, rad = radius  
N = North, OH = overhang  
pc = point of curve

Area of property is approximately 10,032 square feet

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed September 19, 2023

Scale: 1 inch = 25 ft.

Order No. 231605

Ordered By: Pellegrini & Cristiano

Note:  
Building lines and easements were not shown in the provided title commitment

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS }  
COUNTY OF COOK } S.S.

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitch P. Balch

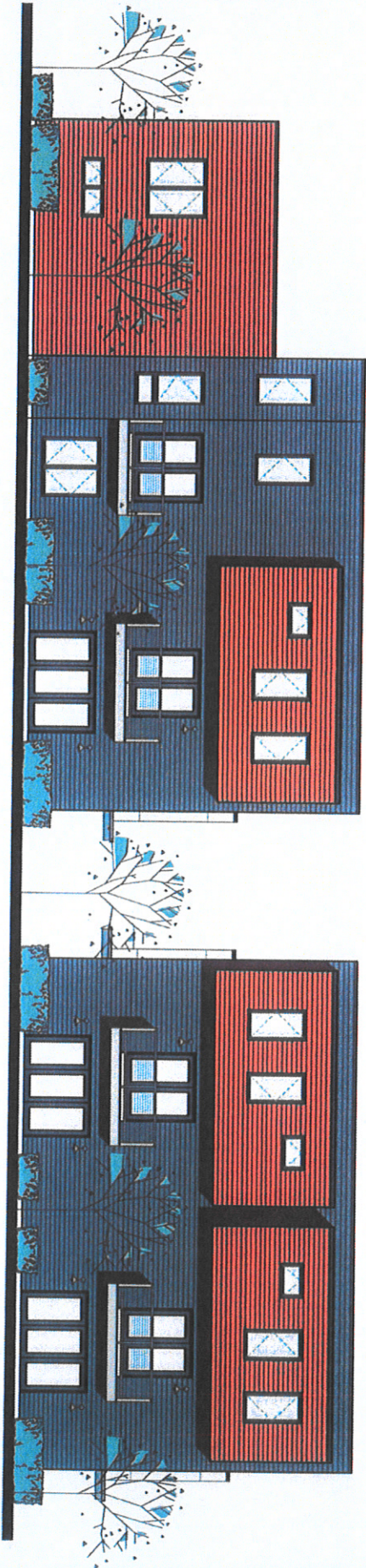
Illinois Professional Land Surveyor No. 035-003250  
My license expires on November 30, 2024

ORIGINAL SEAL IN RED



# WASHINGTON HOMES DEVELOPMENT

Site Plan Approval and Variation Application



**7457** Washington St Forest Park, Illinois 60130

**icsa**  
chicago

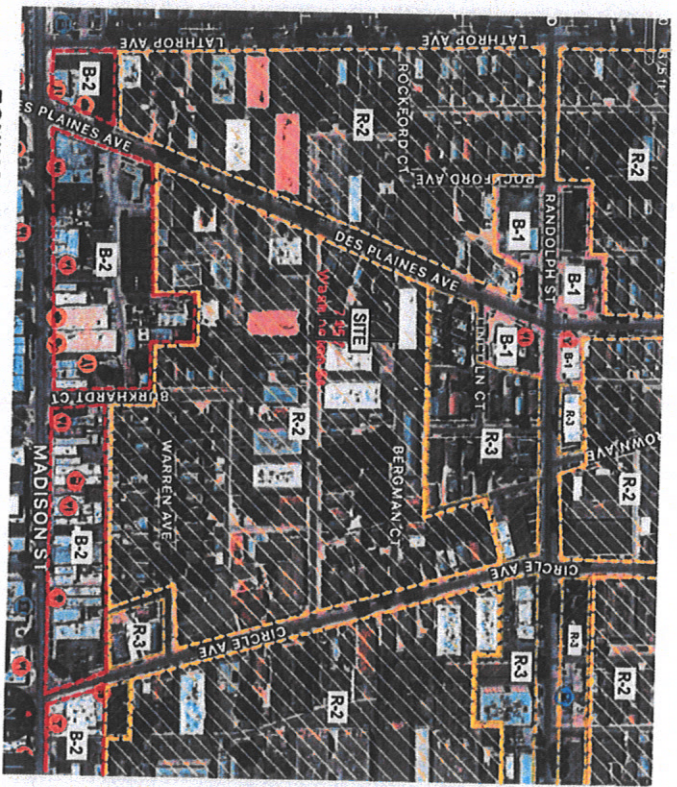
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# ZONING MAP



LEGEND	
	RESIDENTIAL DISTRICT
	B-1 LOW DENSITY
	B-2 MEDIUM DENSITY
	B-3 HIGH DENSITY
	B-4 VERY HIGH DENSITY
	B-5 NEIGHBORHOOD SHOPPING
	B-6 COMMUNITY SHOPPING
	B-7 COMMUNITY BUSINESS
	COMMERCIAL DISTRICT
	C-1 GENERAL INDUSTRIAL
	C-2 LIMITED INDUSTRIAL
	C-3 LIMITED INDUSTRIAL
	C-4 LIMITED INDUSTRIAL
	C-5 LIMITED INDUSTRIAL
	C-6 LIMITED INDUSTRIAL
	C-7 LIMITED INDUSTRIAL
	C-8 LIMITED INDUSTRIAL
	C-9 LIMITED INDUSTRIAL
	C-10 LIMITED INDUSTRIAL
	C-11 LIMITED INDUSTRIAL
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	C-100 LIMITED INDUSTRIAL



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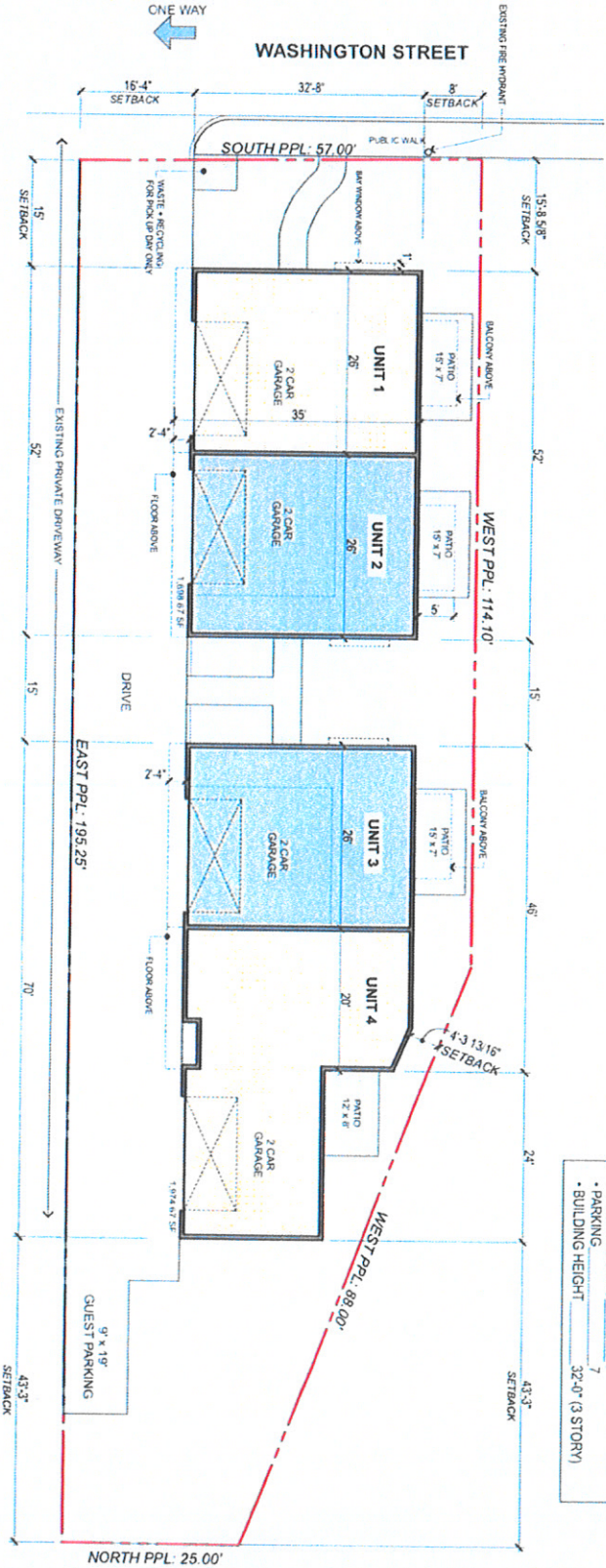
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9.13.2023	

**7457**  
 Washington St  
 Forest Park, Illinois

**SK1.0**  
 LOCATION AND ZONING  
 MAP



SITE DATA:	
• LOT AREA	9,842.17 SF
• BUILDING COVERAGE	3,673.24 SF (37%)
• PERMEABLE AREA	3,413.54 SF (35%)
• DWELLING UNITS	4
• PARKING	7
• BUILDING HEIGHT	32'-0" (3 STORY)



**SITE PLAN**  
SCALE: 1/16" = 1' - 0"

LOT AREA: 9,842.17 SQ. FT.  
0' 5' 15' 30'



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**SK1.1**  
SHEET NO.



# 1ST FLR PLN

SCALE: 3/16" = 1'-0"



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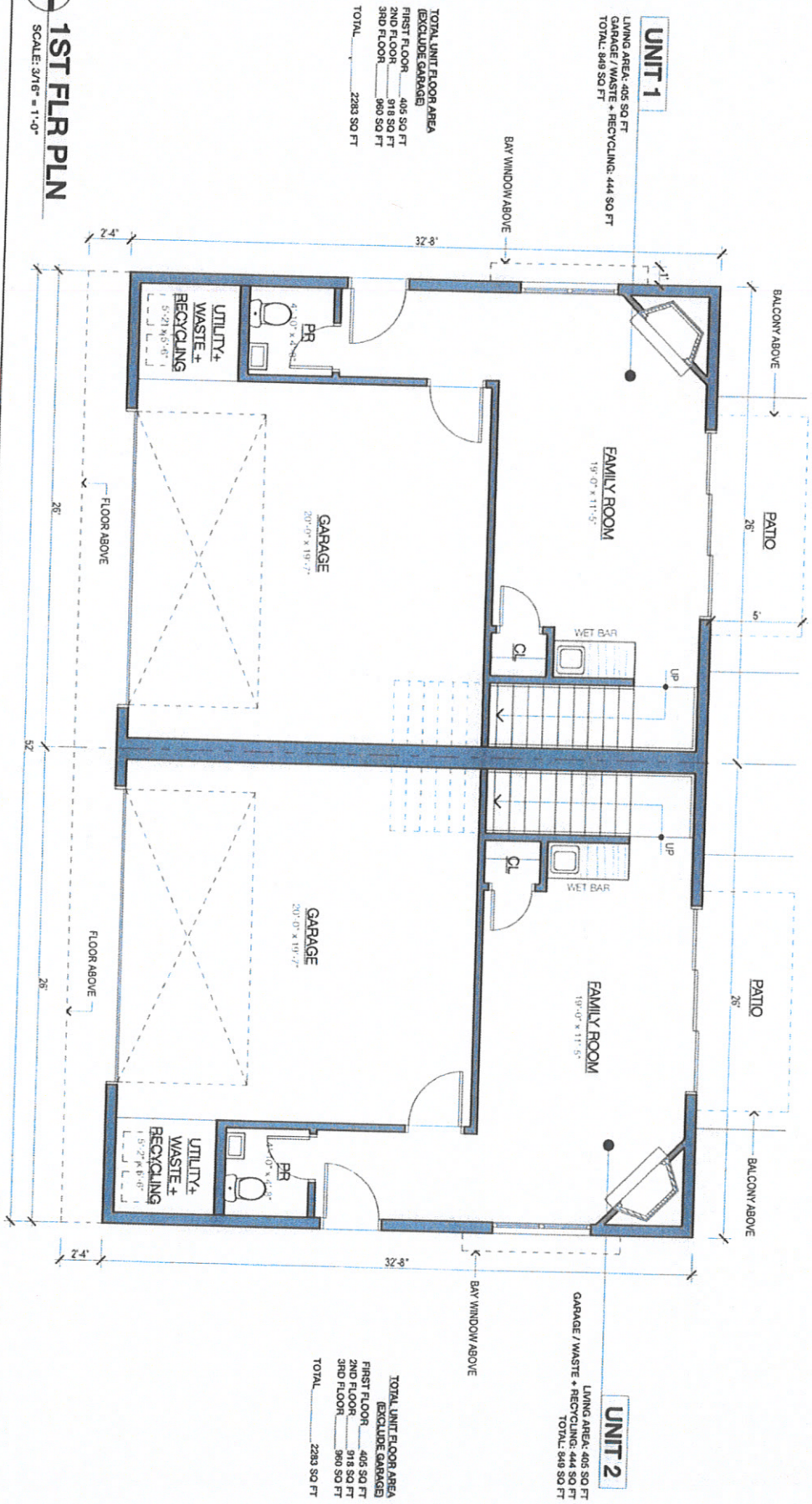
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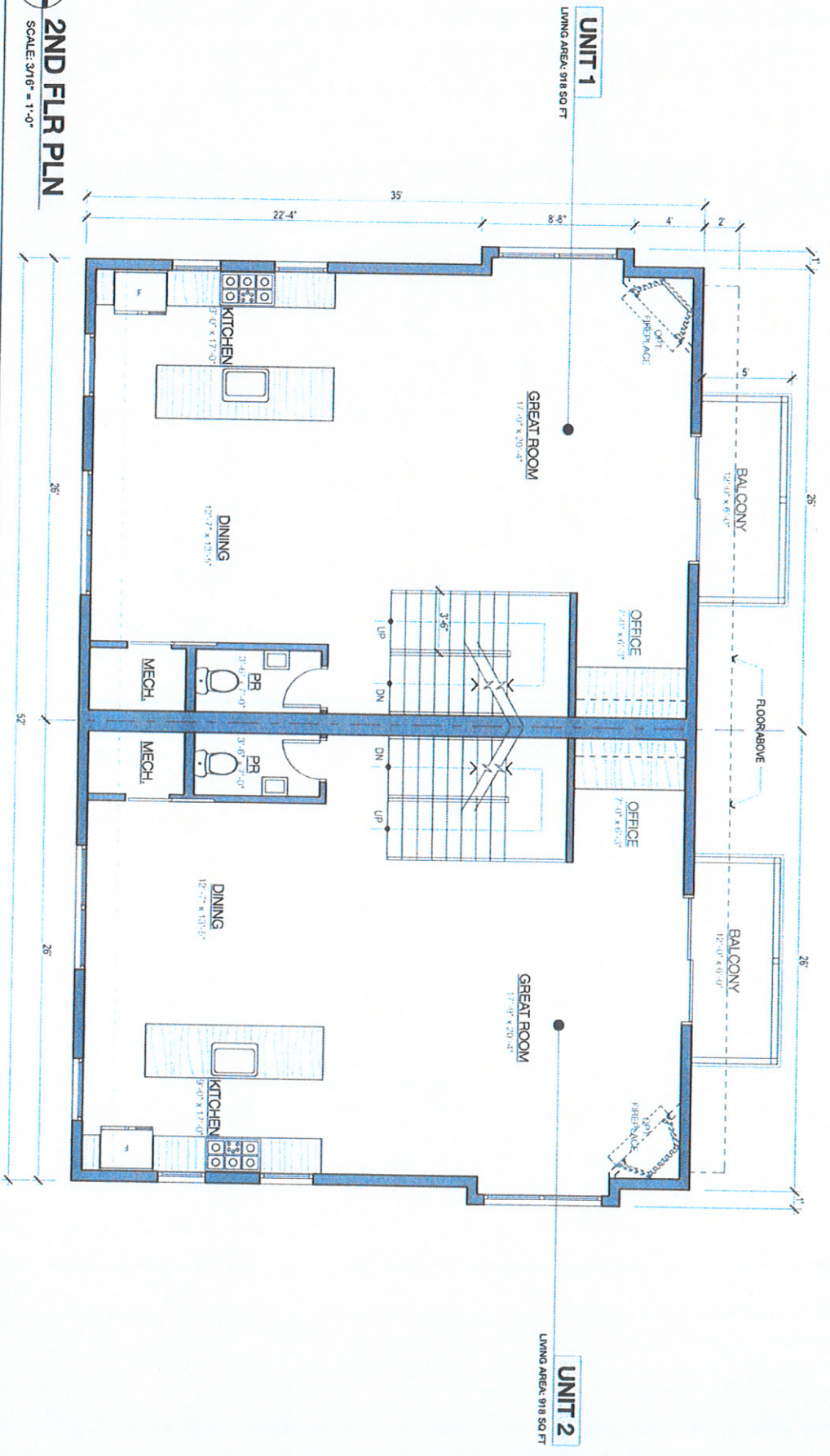
**FLOOR PLANS**  
**SK2.1**





# 2ND FLR PLN

SCALE: 3/16" = 1'-0"



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**7457**  
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**SK2.2**  
 FLOOR PLANS  
 Sheet No.



# 3RD FLR PLN

SCALE: 3/16" = 1'-0"



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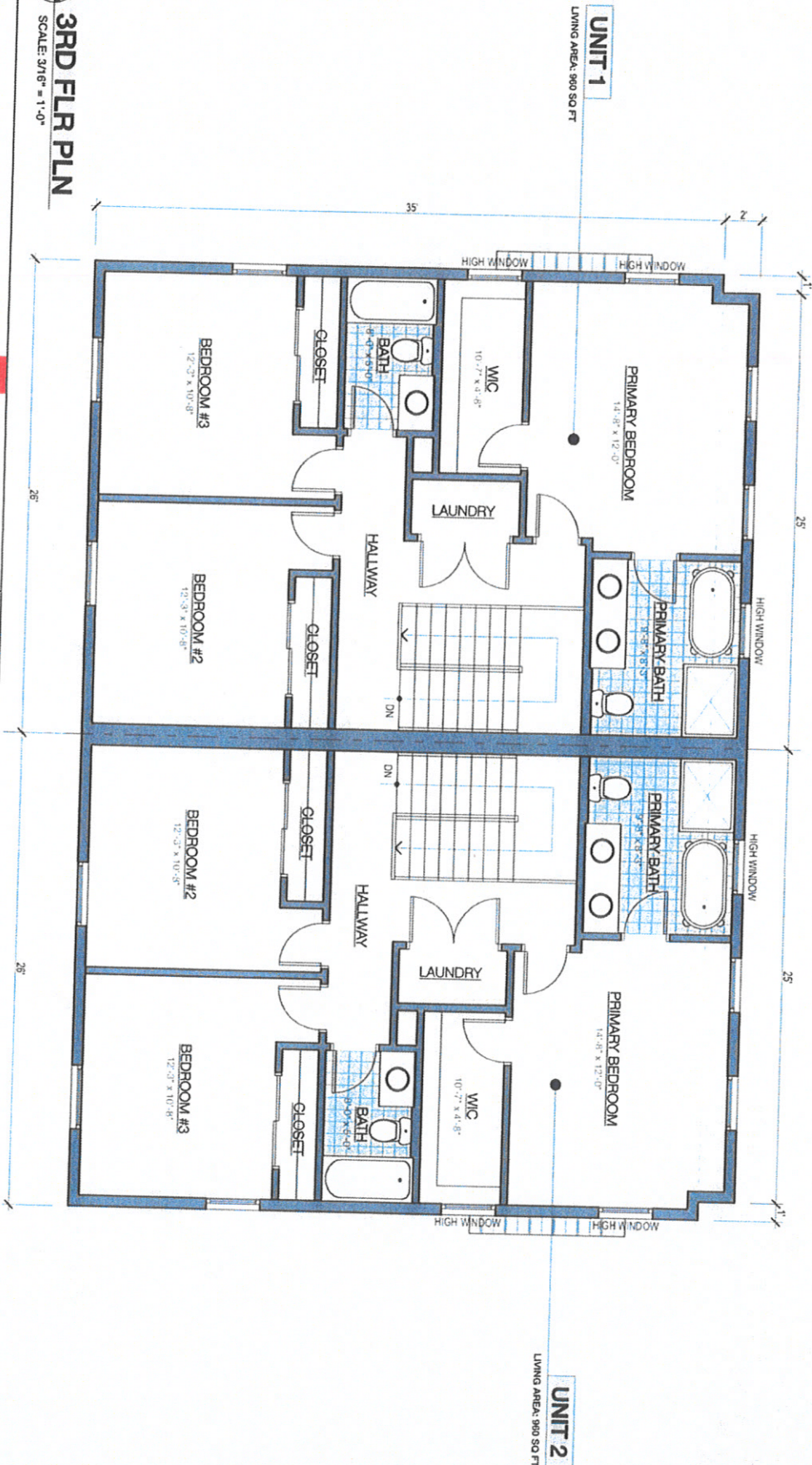
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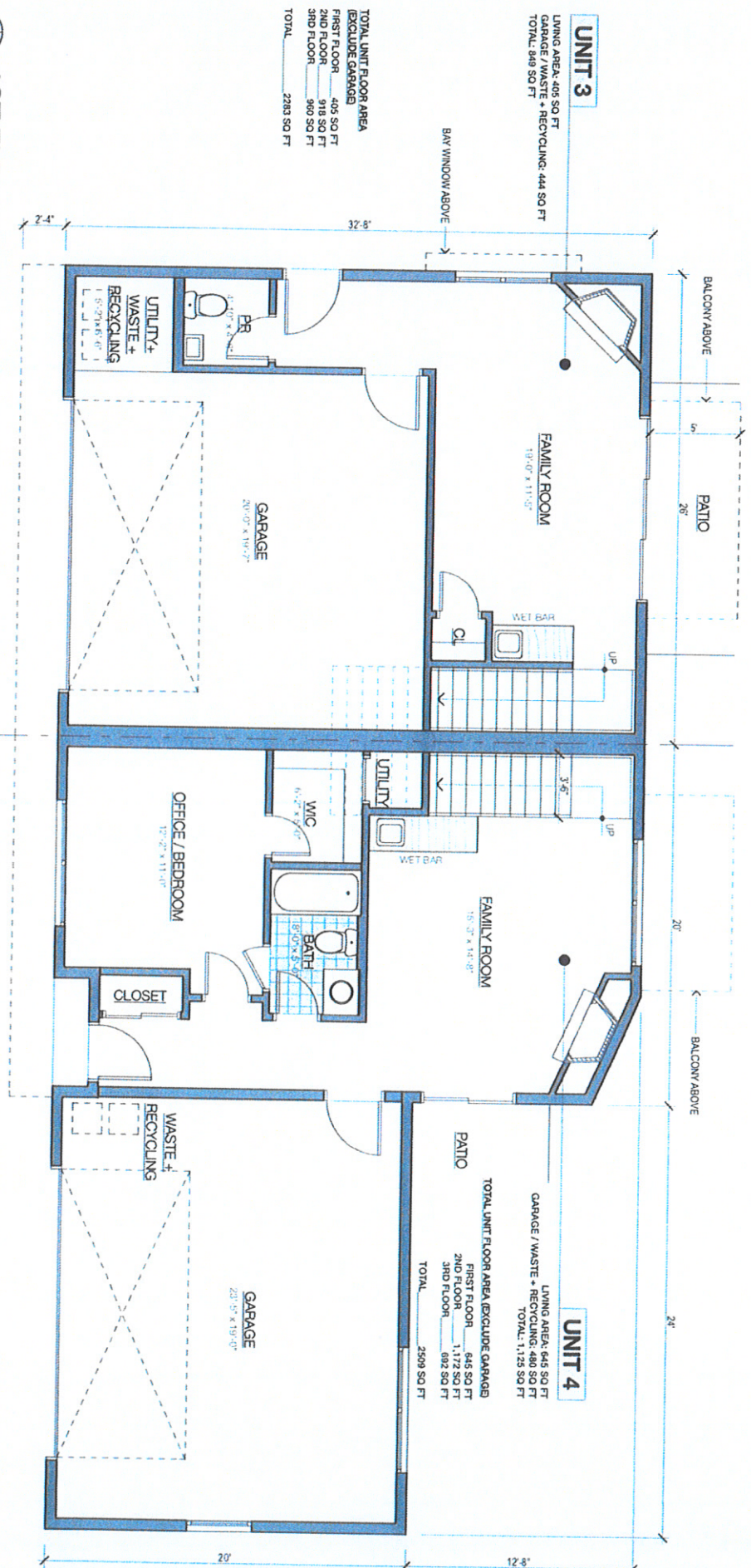
**SK2.3**



**UNIT 1**  
LIVING AREA: 950 SQ FT

**UNIT 2**  
LIVING AREA: 950 SQ FT





# 1ST FLR PLN

SCALE: 3/16" = 1'-0"



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**7457**  
Washington St  
Forest Park, Illinois

**SK2.4**

FLOOR PLANS

Sheet No.



# 2ND FLR PLN

SCALE: 3/16" = 1'-0"



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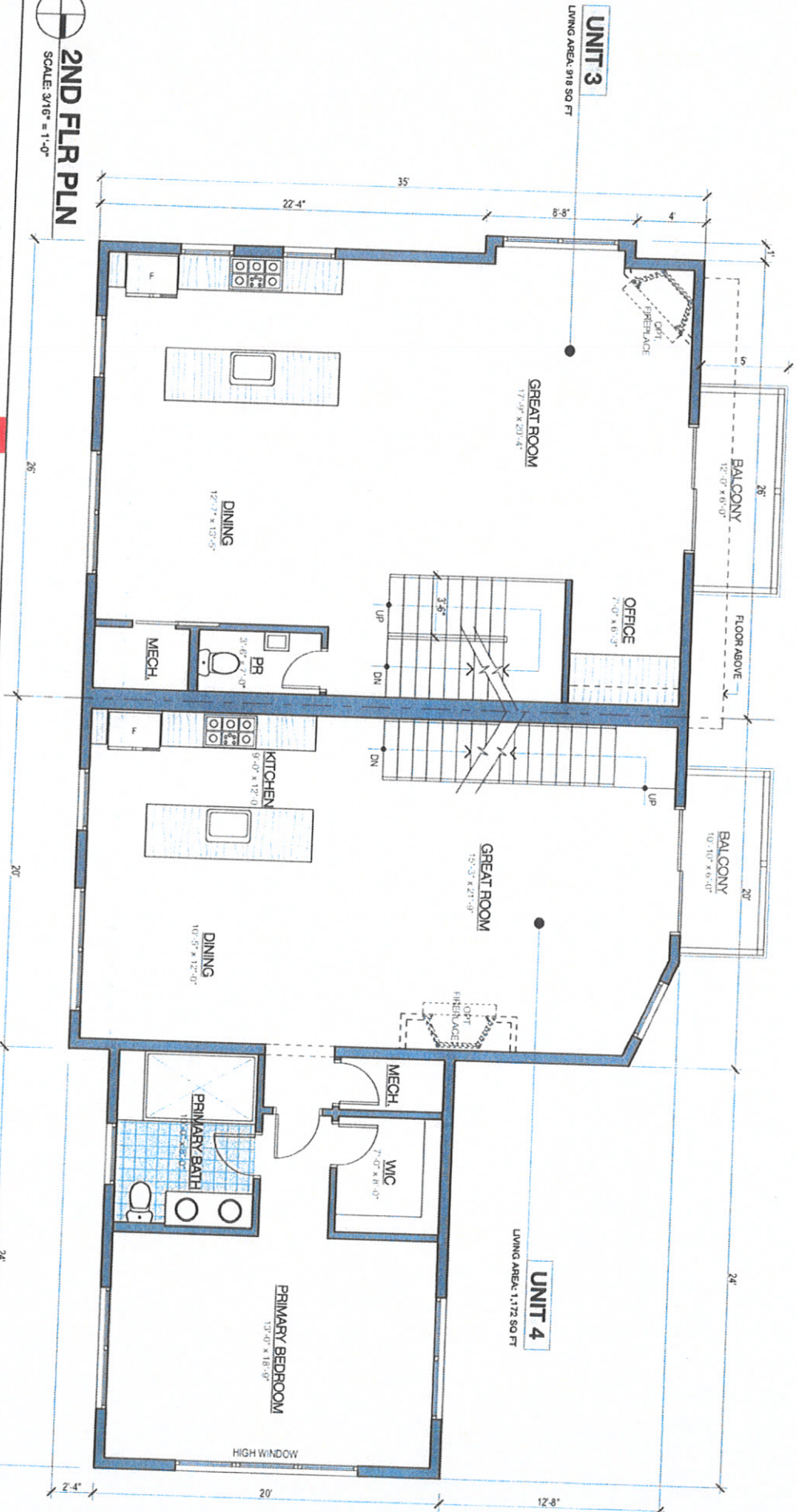
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Washington St  
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**SK2.5**  
Floor Plans  
Sheet No.

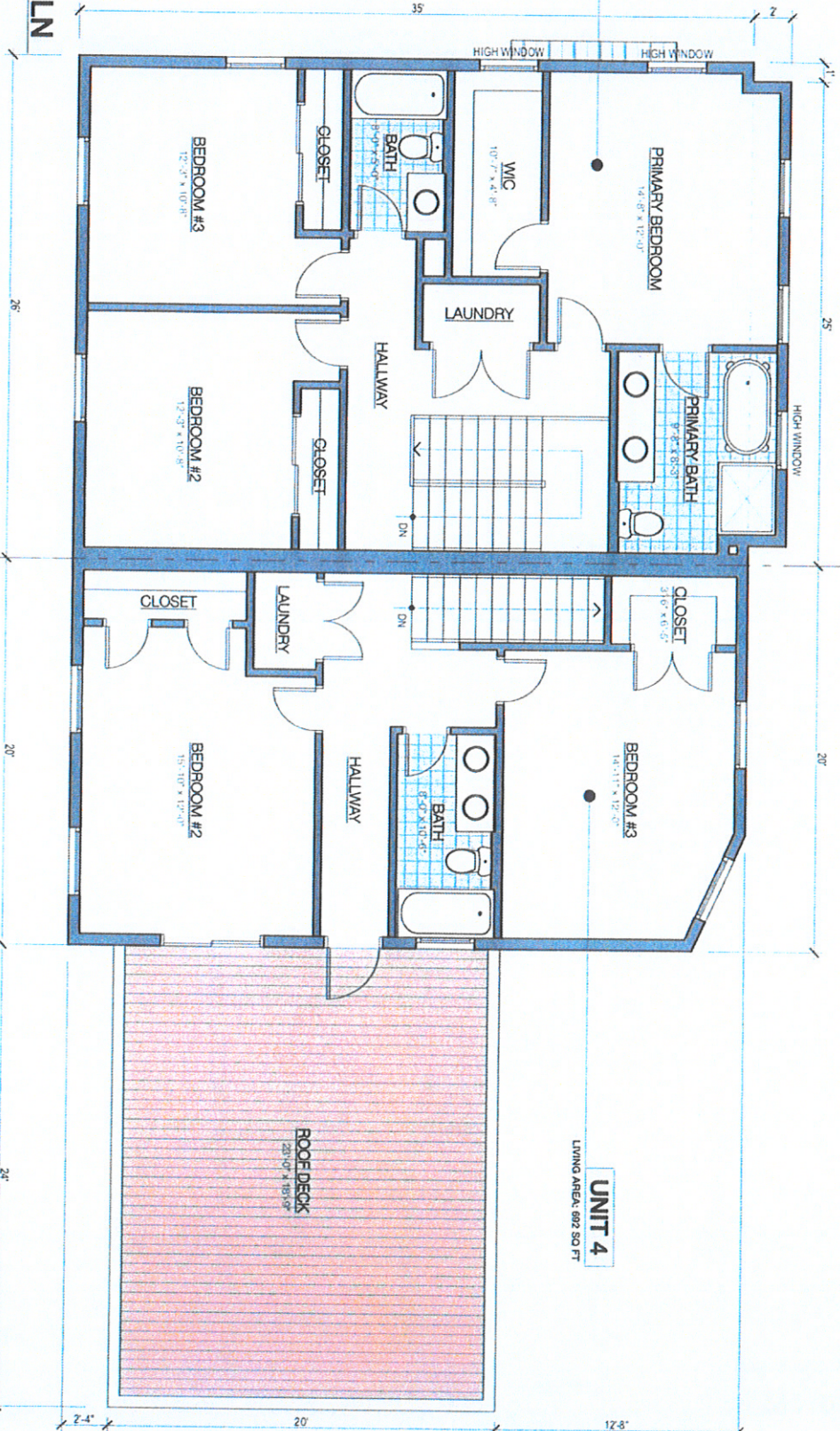






### 3RD FLR PLN

SCALE: 3/16" = 1'-0"



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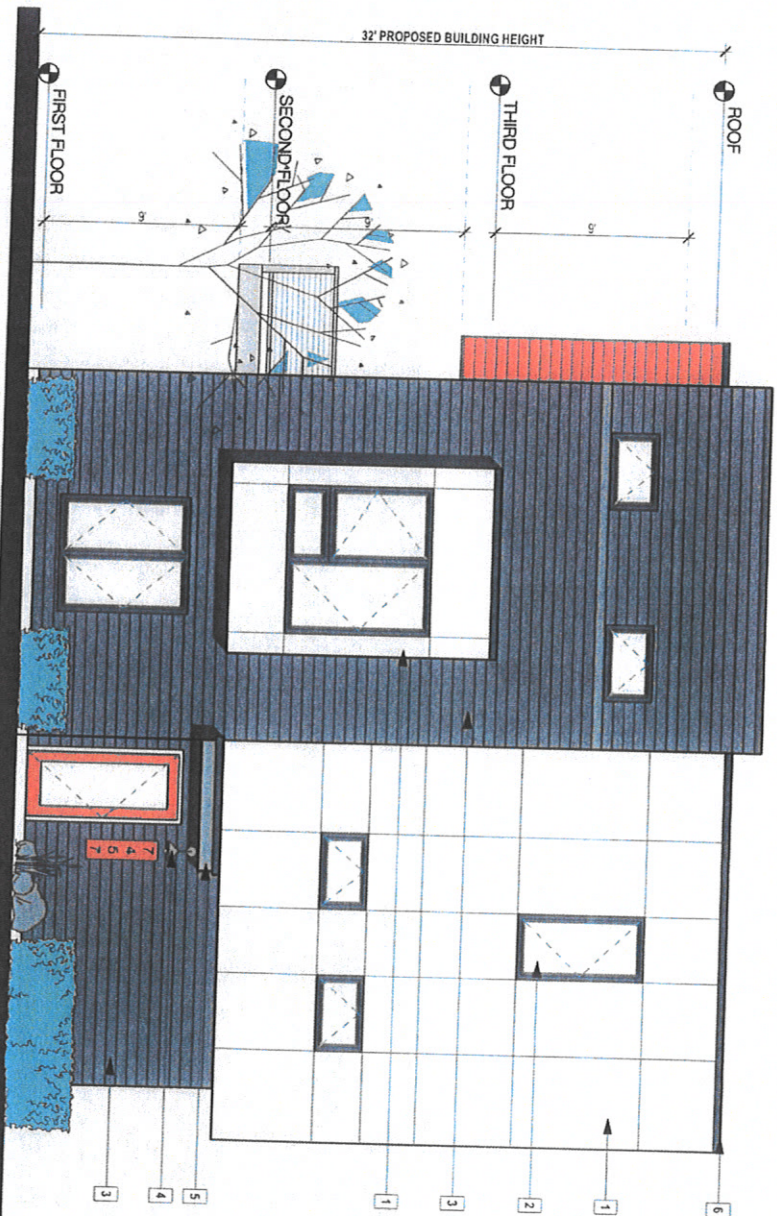
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**7457**  
Washington St  
Forest Park, Illinois

Sheet Title  
**FLOOR PLANS**  
Sheet No.  
**SK2.6**





## SOUTH ELEVATION - front

SCALE: 3/16" = 1'-0"

### MATERIALS

1. HARDI PANELS HIGH DENSITY CEMENT BOARD
2. VINYL CLAD WOOD WINDOW
3. CEMENT DENSITY SIDING 6" EXPOSURE
4. EXTERIOR LIGHT
5. CANOPY
6. ALUMINUM COPING



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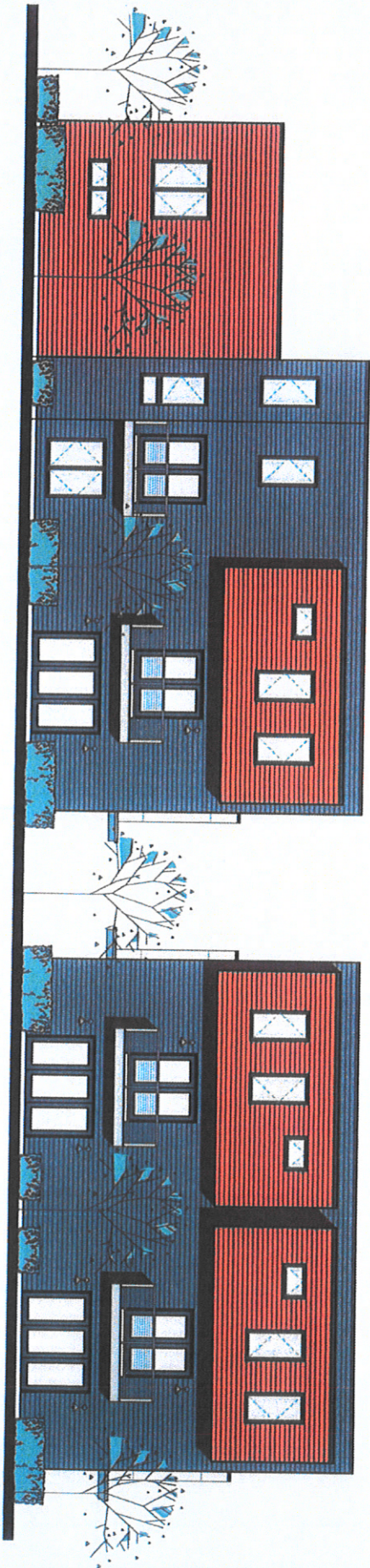
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**SK3.1**

ELEVATION

Sheet No.





○ WEST ELEVATION - side  
SCALE: 1" = 10'-0"



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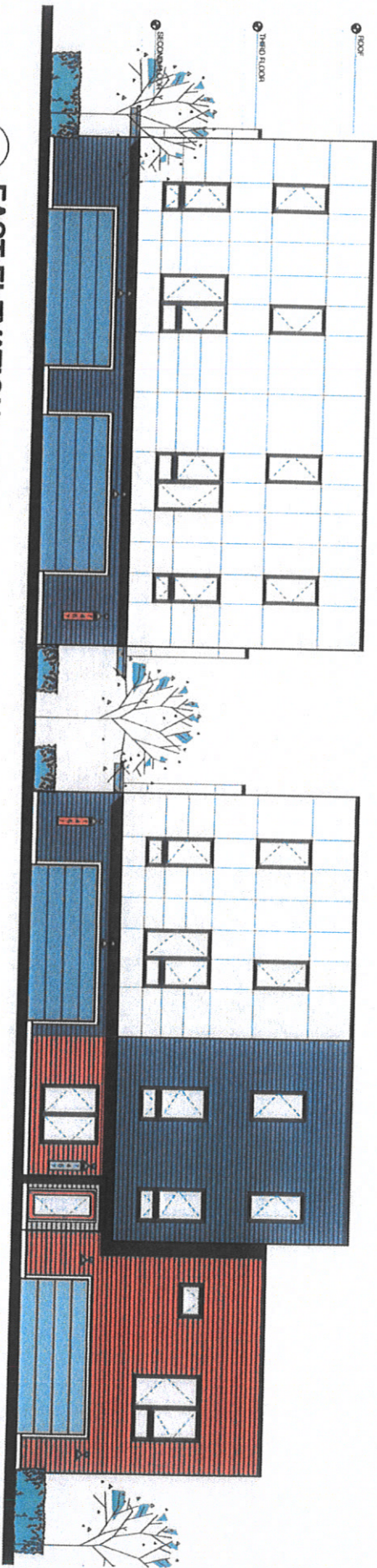
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**7457**  
Washington St  
Forest Park, Illinois

**SK3.2**  
ELEVATION





**EAST ELEVATION - side**  
SCALE: 1" = 10'-0"



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**7457**  
Washington St  
Forest Park, Illinois

**ELEVATION**  
**SK3.3**





# **NORTH ELEVATION - rear** SCALE: 3/16" = 1'-0"



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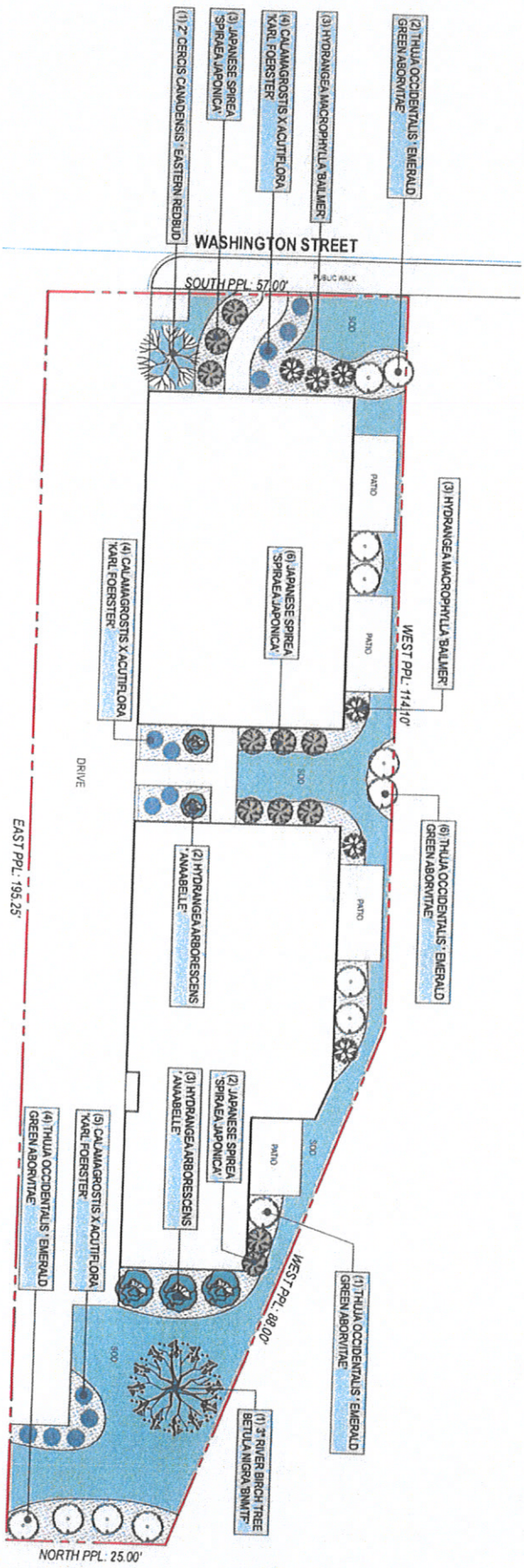
7457

Washington St  
Forest Park, Illinois

SK3.4

ELEVATION





# LANDSCAPING PLAN

SCALE: 1/16" = 1'-0"

LOT AREA: 9,842.17 SQ. FT.



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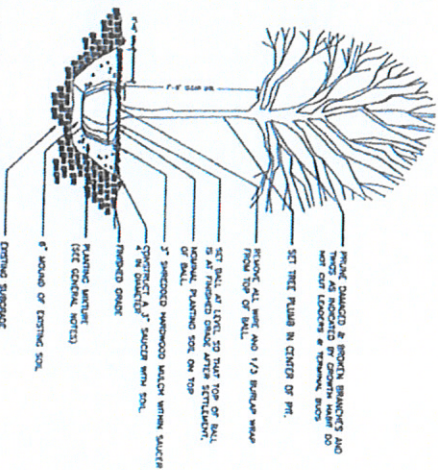
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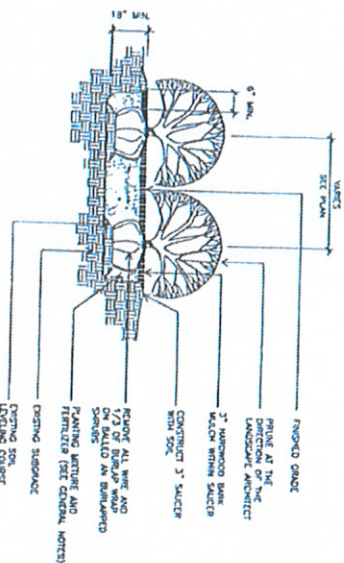
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**SK4.1**  
LANDSCAPING PLAN  
Sheet No.



## No free



51



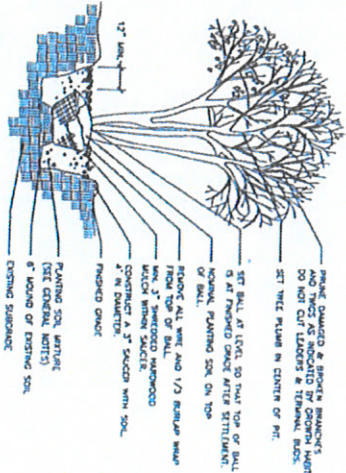
NOTE: Groundwater is gone after planning and after construction of the language architect.

LONGER ENOUGH BUSINESS NOT JUST END (2) TO BE A GOOD SOLUTION TO THE NATURAL CHARACTER AND GENERAL SHAPE OF THE TOP OF BELL SHALL BE AT THE SAME DISTANCE AS THE SHOWN COAST.

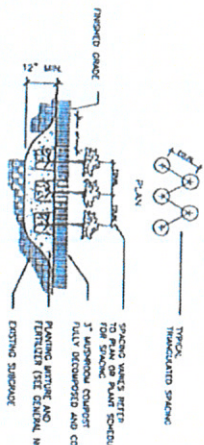
WITH 50% CHANGES ARE ENCOUNTERED WITH THE SAME CHANGES. THE ARCHITECT, ELABORATE AND PRACTICE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

GENERAL NOTES:

5



## No Fee



3. CONTRACTOR SHALL NOTIFY OWNER OF ANY UNDESIRABLE DRAINAGE CONDITIONS THAT MAY BE ENCOUNTERED DURING WORK. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO DETERMINE WHETHER IT IS NECESSARY TO RELOCATE OR DRAINAGE UNDER DRAINAGE TIES TO THE DIRECTION OF THE LANDSCAPE ARCHITECT.
4. LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE ANY DRAINAGE TIES AS A RESULT OF LANDSCAPE OPERATIONS.
7. ALL TREES AND SHRUBS TIES TO RECEIVING A MINIMUM 4" OF DIRECTED HANDWOOD LUMBER.
8. ALL EXISTING LUMBER TO BE PLACED ON A BED OF TOPSOIL.
9. SIZES SHOWN ON PLANNING PLAN ARE MINIMUM ACCEPTABLE SIZES.
10. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL TREES, SHRUBS, PALS AND WILLOW/ALDER UNDER THE CONTRACTOR'S RESPONSIBILITY THROUGHOUT THE DURATION OF ACTIVE CONSTRUCTION. YEAR DATE OF FINAL ACCEPTANCE.
11. ALL TREES AND SHRUBS SHALL BE BUILT UP OR CONTAINER GROWN AS SPECIFIED ON PLANNING PLAN. ALL TREES SHALL BE PLANTED WITH THE LUMBER, WITH BARKETS SHALL BE REMOVED.
14. LANDSCAPE CONTRACTOR SHALL STATE THE LOCATION OF ALL TREES AND PLANNING BED LINES AND HAVE THEM VERIFIED BY THE LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANNING.
15. WATER ALL PLANTS IMMEDIATELY AFTER PLANNING. FLOOD PLANTS THROUGHOUT THE ENTIRE PLANTING PERIOD AFTER PLANNING.
16. ALL TREES AND SHRUBS PLANTED BY LANDSCAPE CONTRACTOR SHALL BE LANDSCAPED WITHIN TWENTY FOUR HOURS AFTER PLANNING.
17. ALL TREES SHALL BE EQUAL TO ALL TREES BEFORE PLANNING.
18. ALL TREES SHALL BE REMOVED FROM ALL TREES BEFORE PLANNING AND ROADS SHALL BE KEPT CLEAR OF ALL TREES.



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## GREEN DEVELOPMENT

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Forest Park, Illinois

LANDSCAPING DETAILS

SK4.2

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## LANDSCAPING DETAILS



## 9-7-9: STANDARDS FOR SITE PLAN APPROVAL:

Applicant's responses are in Blue Text.

- A. The application shall comply with the provisions of this chapter and other ordinances of the village.

Based on the application materials submitted and testimony to be provided at the Plan Commission hearing, the Applicant believes that the application is complete and complies with the provisions of chapter 9 and other ordinances of the Village of Forest Park.

- B. The plan shall be in reasonable conformity with the comprehensive plan.

Based on the Site Plan submitted and initial review by Village staff, the Applicant believes that the Site Plan complies with the comprehensive plan of the Village of Forest Park.

- C. Reasonable provision shall be made to ensure that development will be served by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers or septic and schools.

The Applicant has engaged Fishback Transportation consultants to review the essential public facilities including highways, streets and parking spaces and refuse collection. They will testify that the development will not have a negative impact on these.

The Applicant has engaged Landmark engineering to review the drainage structures, refuse disposal, water and sewers or septic. They have determined that these services are adequate and will testify that the development will not have a negative impact on these.

- D. Any building or structure shall be reasonably accessible to fire, police, emergency and service vehicles. When deemed necessary for access, emergency vehicle easements shall be provided. The access for fire, police and emergency vehicles shall be unobstructed at all times.

The Applicant has engaged Fishback Transportation consultants to review the developments' access to fire, police, emergency and service vehicles. They will testify that the development will not have a negative impact on these vehicles.



- E. Adequate provision shall be made to ensure the compatibility of the proposed development, including mass, scale, site layout and site design with the character of the surrounding property and the neighborhood.

Based on the drawings submitted and based on the zoning analysis submitted, the Applicant believes the proposed development is compatible in mass, scale, site layout and site design with the character of the surrounding property and the neighborhood. Specifically, the mass is in scale since the development is not asking for any height relief and that, other than the two setbacks, the development respects the setbacks to neighboring properties. In terms of site layout, the access to the development's parking is through the public alley – like all surrounding residential properties.

- F. Open space provided is configured to make that open space usable, functional, and appropriate to the development proposed.

Based on the drawings submitted, and specifically the Site Plan, the Applicant believes that the open space provided is configured to make that open space usable, functional, and appropriate to the development proposed. See private yards and green space for individual townhomes.

- G. Streets and sidewalks shall, insofar as reasonably practicable, provide access and good traffic circulation to and from adjacent lands, existing streets and sidewalks.

Based on the drawings submitted, and specifically the Site Plan, the Applicant believes that the streets and sidewalks shall, insofar as reasonably practicable, provide access and good traffic circulation to and from adjacent lands, existing streets and sidewalks. Further, the traffic consultant, Fishback, will provide testimony to attest to the Applicant's beliefs.

- H. Provision shall be made to ensure that adequate access roads or entrance or exit drives will be provided and will be designed and improved so as to prevent traffic hazards or problems and to minimize traffic congestion in public streets.

Based on the drawings submitted, and specifically the Site Plan, the Applicant believes that provisions have been made to ensure that adequate access roads or entrance or exit drives will be provided and will be designed and improved so as to prevent traffic hazards or problems and to minimize traffic congestion in public streets. Further, the traffic consultant, Fishback, will provide testimony to attest to the Applicant's beliefs.



- I. Adequate provision shall be made to ensure that the vehicular circulation elements of the proposed development will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.

Based on the drawings submitted, and specifically the Site Plan, the Applicant believes that adequate provisions have been made to ensure that the vehicular circulation elements of the proposed development will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel. Further, the traffic consultant, Fishback, will provide testimony to attest to the Applicant's beliefs.

- J. Adequate water mains and fire hydrants shall be provided in accessible places in accordance with good firefighting and fire prevention practice.

Based on the drawings submitted, and specifically the Site Plan, the Applicant believes that adequate water mains and fire hydrants are in place in accessible places in accordance with good firefighting and fire prevention practice. However, after plan review by the Forest Park Fire Department, if any modification or addition to the facilities is required, the Applicant will direct their consultants to make the necessary adjustments.

- K. Adequate provision shall be made for the collection and disposition of all on and off site storm water and natural water, including, but not limited to, on site drainage retention facilities.

Based on the drawings submitted, and specifically the Site Plan, the Applicant believes that adequate provision shall be made for the collection and disposition of all on and off site storm water and natural water, including, but not limited to, on site drainage. The Applicant further believes based on knowledge of Cook County's storm water management policies, that retention is not necessary.

- L. Adequate provision shall be made for the collection and disposition of sanitary sewage.

Based on the drawings submitted, and specifically the Site Plan, the Applicant believes that adequate provision has been made for the collection and disposition of sanitary sewage. However, after plan review by the Forest Park Engineering Department, if any modification or addition to the facilities is required, the Applicant will direct their consultants to make the necessary adjustments.



- M. Adequate provision shall be made to avoid an increase in hazard to adjacent property from flood, increased runoff or water damage.

Based on the drawings submitted, and specifically the Site Plan, the Applicant believes that adequate provision has been made to avoid an increase in hazard to adjacent property from flood, increased runoff or water damage. However, after plan review by the Forest Park Engineering Department, if any modification or addition to the facilities is required, the Applicant will direct their consultants to make the necessary adjustments.

- N. Adequate provision shall be made to clean, control and otherwise alleviate contamination or environmental hazards on land when the site is in an area found by the director of public health and safety to be contaminated by a toxic substance or otherwise to contain environmental hazards which are detrimental to the public health, safety and welfare.

Based on the drawings submitted, and specifically the Site Plan, the Applicant believes that adequate provision has been made to clean, control and otherwise alleviate contamination or environmental hazards on land when the site is in an area found by the director of public health and safety to be contaminated by a toxic substance or otherwise to contain environmental hazards which are detrimental to the public health, safety and welfare. However, after review of the applicant's Phase One documents by the Forest Park Director of Public Safety, if any modification or addition to the facilities is required, the Applicant will direct their consultants to make the necessary adjustments.

- O. Adequate provision shall be made to avoid glare of vehicular and stationary lights that would affect the established character of the neighborhood, and to the extent such lights will be visible across from any property line, the performance standards for illumination shall be met.

Based on the drawings submitted, and specifically the Site Plan, the Applicant believes that adequate provision has been made to avoid glare of vehicular and stationary lights that would affect the established character of the neighborhood, and to the extent such lights will be visible across from any property line, the performance standards for illumination shall be met. However, after review of the applicant's Lighting Plan documents by the Forest Park Director of Public Safety, if any modification or addition to the facilities is required, the Applicant will direct their consultants to make the necessary adjustments.

- P. Adequate provision shall be made to ensure that the location, lighting and type of signs and the relationship of signs to traffic control is appropriate for the site and will not have an adverse effect on any adjacent properties. (Ord. O-44-02, 8-12-2002; amd. Ord. Ord. O-24-05, 6-13-2005; O-20-22, 5-9-2022)

The Applicant does not believe that this provision is not applicable since the development does not anticipate any modification of traffic controls or exterior signage. Any exterior lighting is covered under Item "O" of these standards and the Applicant's response stands.



## Standards for Zoning Variance

Applicant's responses are shown in blue text.

1. General Standard: How will carrying out the strict letter of the provisions of Title 9, Zoning Regulations, of the Village Code create a particular hardship or practical difficulty? Explain why the variation is necessary for residents, the neighborhood, or the community-at-large.

As stated in the Applicant's narrative, the resulting variance requests: the 2.5 story requirement; the front yard setback at and the side yard setback are necessary for the development to be successful.

The variance is requested in this application is necessary to align the current condition of the property, a property with an extremely unique lot configuration. Please see the site plan. Once aligned, the property will be harmonious with other neighboring properties. The beneficiaries of this action will be residents, the neighborhood and the community-at-large.

2. Unique Physical Condition: Describe how the subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot. Physical conditions might include the presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property.

The applicant has submitted a survey and site data that shows the subject property as a geometrically truncated parcel. This parcel is unique in the area since all other nearby lots do not have a truncated section. This unique lot area configuration sets it apart and creates challenges in the development of the parcel as a whole.



3. Not Self-Created: Describe how the aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title, for which no compensation was paid.

The Applicant did not create the hardship. At this point in the process, the Applicant is a contract purchaser of the property and therefore has no right nor ability to impact the parcel's lot size, zone district nor any other zoning metric.

4. Denied Substantial Rights: Describe how carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

The Applicant and their consultants will show evidence that other developments are similarly improved – number of units, number of bedrooms, bathrooms, lot coverage and side yard setbacks.

Therefore, if the variance request not approved, the Applicant would be denied substantial rights that are commonly enjoyed by other property owners in the area.



5. Special Privilege: Describe how the alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the granting of an authorized variation.

The Applicant, through this application, merely seeks the same privileges that of similar properties enjoy – to construct a new townhome development on a property.

The Applicant will present evidence of similar properties that enjoy similar benefits which the Applicant seeks through this variance request.

6. Title and Plan Purposes: Describe how the variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the official comprehensive plan.

The comprehensive plan calls for this area to be primarily for residential uses and the current zoning for the area is primarily within the R-2 zone district. See the attached zoning map for the Village of Forest Park.

The proposed use would be in greater harmony with the residential nature of the current uses in the area.



7 Essential Character Of Area: Describe how the variation would not result in a use or development on the subject property that: (a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity; or (b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or (c) Would substantially increase congestion in the public streets due to traffic or parking; or (d) Would unduly increase the danger of flood or fire; or (e) Would unduly tax public utilities and facilities in the area; or (f) Would endanger the public health or safety.

**Enjoyment, use and Property Values:** The Applicant and their consultants, specifically a licensed professional real estate consultant, will present evidence that neighboring properties will not be negatively impacted by the granting of the requested variances. And the applicant will present testimony that shows that the proposed development will allow property owners in the area to continue to enjoy their property and use their property after the development is completed.

**Light and Ventilation:** The proposed development property is compliant with the north side yard setback requirement and since the proposed development is compliant with building height requirements, now therefore the question of adequate light and vent is not applicable.

**Traffic:** The proposed request for variance will not have a negative impact on traffic flow. The current use is as a neighborhood grocery store. The proposed use is of a 10 unit townhouse development. The Applicant's traffic consultant will provide a report and give detailed testimony showing that the number of trip generations is will not have a negative impact to roadways in the area.

**Flooding:** The property is not listed as being with in a flood zone – see FEMA map

**Public Utilities:** There is no evidence that granting the variation will have an unduly taxes or has a negative impact on utilities and facilities since the use - residential use stays the same – single family.

Water supply and sanitary sewer capacity to the subject property have ben reviewed by the Applicant's engineering consultant. They will submit documents that attest to the fact that the development will not have a negative impact.

**Health and Safety:** The proposed development will be compliant with building codes and ordinances including the requirement for an automatic sprinkler system.

Additionally, the proposed improvements will have the following safety features:

- New code compliant connections to water and sewer

- New code compliant connections to electric + gas



8. No Other Remedy: Describe how there is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

Upon a reasonable assessment of the evidence provided and that testimony that will be provided, it should be clear that there is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.



